This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File #: 5-10941-RL

Karen Johnson Davidson County
Batch# 600702 DEEDQC
03/26/2021 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210326-0040002

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2021.

Notary Public
My Commission Expires: 11-6-2024

JAMIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Jivens and Sheri Rosenberg 7108 Wynham Place Nashville, TN 37221	New owner	141-15-D-019.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John Herman Jivens, III, and Sheri Ellyn Rosenberg** ("Grantor") do hereby quitclaim and convey unto **John Herman Jivens, III, and Sheri Ellyn Rosenberg, husband and wife** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Herman Jivens, III, an unmarried man, and Sheri Ellyn Rosenberg, an unmarried woman, by Warranty Deed from Dick Dumosch and wife, Helga Dumosch, dated June 25, 2018, recorded July 5, 2018, of record in Instrument No. 20180705-0064814, Register's Office for Davidson County. Said John Herman Jivens, III and Sheri Ellyn Rosenberg having since married on March 7, 2020.

It is the express intent of the parties to create a tenancy by the entirety between the Grantees with this transfer.

This is ☒ improved or ☐ unimproved property located at: **7108 Wynham Place, Nashville, TN 37221.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2021.

GRANTOR:

John Herman Jivens, III

Sheri Ellyn Rosenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John Herman Jivens, III** and **Sheri Ellyn Rosenberg**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

